

# **Task Force on the Future for Growth and Development in Maryland**

**December 2, 2009/1:00 p.m. to 4:00 p.m.**

## **The Maryland Department of Planning**

### **Baltimore, Maryland**

#### **Meeting Summary**

*Members:* Jon Laria, Derick Berlage, Karl Brendle, David Carey, Virginia Clagett, John Dillman, Jan Gardner, Carol Gilbert, Teena Green, Richard Hall, Don Halligan, Brigid Kenney, Dru Schmidt-Perkins

*Attendees:* Marty Baker, Jamie Bridges, Candace Donoho, Alan Girard, LaAndra Jones, Jim Kelly, Jill Lemke, David Lever, Amanda Mock, Joe Nathanson, John Papagni, Michael Sanderson, Kurt Sommer, Caroline Varney-Alvarado, Barbara Zektick

*MDP Staff:* John Coleman, Amanda Conn, Arabia Davis, Roz Hamlett, Rich Josephson, Jenny King, Shannon Marino, Matt Power, Andy Ratner, Pat Russell, Shelley Wasserman, David Whitaker

#### **Welcome/Administrative Matters**

The Chair, Jon Laria, opened the meeting at 1:10 p.m., and thanked everyone for coming. As for the “2010” meeting schedule, the first meeting has been tentatively scheduled for February 1<sup>st</sup>. There is a possibility that the March and April meetings may be held in Annapolis. He advised that 2010 meeting schedule would be forthcoming.

Mr. Laria also congratulated David Carey on his reelection to the Board of Town Commissioners.

#### **Community Land Trusts**

*Jim Kelly, University of Baltimore, School of Law Presentation and Briefing from the Department of Housing & Community Development*

Mr. Kelly presented a power point entitled “Homes Affordable for Good.” Mr. Kelly reviewed the question of what Community Land Trusts are and how they achieve their purpose.

\*Mr. Kelly’s PowerPoint presentation is available on the Task Force website for review.

Delegate Clagett reported that a bill is being drafted. She noted that this is the 3<sup>rd</sup> or 4<sup>th</sup> attempt to get it passed through the legislature as the issue has many complexities. The issue of ground rents complicated the first attempt and now that ground rents are not an issue there are now different challenges associated with Community Land Trusts. She said that hopefully Maryland will have this as a tool, and right now they are trying to come up with some kind of legislation as a framework for the Community Land Trusts. Several suggestions for legislation included changing the name to “affordable housing trust;” and looking at the property tax assessment issue.

Ms. Schmidt-Perkins suggested looking at “land banking.” Mr. Laria asked Mr. Kelly and Delegate Clagett to provide a one page handout on the Community Land Trusts bill that includes suggestions on what the issues are and what is needed to solve them.

#### Stormwater Management Forum – January 11, 2010

Mr. Laria said the Task Force plans to hold a forum on the topic of potential impacts on the implementation of Maryland’s Stormwater Management regulations. This is scheduled to be held on January 11, 2010. Mr. Laria said the Maryland Homebuilders are planning on doing a panel at the forum; and he has received a number of calls regarding the potential impacts on these regulations. Mr. Laria thanked MDE, who is working along with MDP on this effort and said he has received some responses already. He encouraged everyone to attend. More details will come later.

Mr. Hall said he would like to get a strong sense of who is going to present. Mr. Laria added that people should send something in writing if you can make it. A draft letter regarding this forum was included in today’s meeting packet that was sent out via e-mail to certain groups and the Task Force. It was noted that the one of the purposes of the forum is to find out the unintended consequences of the stormwater management regulations. It was further noted that making the statement “It makes it harder.” is not helpful.

#### PFA Workgroup: School Subcommittee Report

Mr. Laria advised that the school subcommittee consists of Derick Berlage as Chair and David Whitaker, and David Lever as active members. He then asked Mr. Berlage to begin with an update of the PFA Review of Public School Construction Funding Report.

Dr. Lever followed with a report on the Vertical Schools Subgroup.

Mr. Whitaker reported on the Six-Year CIP Subgroup. He noted that the group looked at what a CIP is which is a State document which attempts to make an allocation of funds over a period of years. It is a policy and planning document and is not a guarantee for future funding.

Ms. Gardner indicated that this a reasonable document, a good process and a reasonable step forward. She shared her compliments to the workgroup and for being so productive.

Mr. Hall felt this is one of the better aspects of what the Task Force has accomplished. He complimented the PFA workgroup for their hard work.

Mr. Laria asked about the implementation steps for recommendations 2 and 3. Dr. Lever indicated that they would require further work and could brief the Task Force in the future.

Ms. Perkins suggested changing the name of “Vertical Schools.”

Mr. Laria asked for approval from the members to accept the reports as written and thanked all involved for their continuing and good job on this effort. Mr. Laria reiterated that there are some implementation issues to be dealt with and a naming issue with the word “vertical” schools.

Mr. Laria also thanked Gerrit Knaap, Joe Tassone and Stephanie Martins for all of their work on the PFA Workgroup. He noted a lot of work has been going on with this workgroup, and they have identified quite a bit of short comings with PFAs. He said that Mr. Tassone has been doing quite a bit of work putting together a good work plan for the group, providing an analysis, discussion and consensus for the group. Mr. Tassone has also done a good job in providing the framework, and Mr. Laria said the workgroup is making progress and trying to come to some consensus.

#### Departmental Briefs/Updates

Departmental reports for MDP (Rich Hall); MDE (Brigid Kenney); DHCD (Kurt Sommer); and MDOT (Don Halligan) were reviewed.

\*Copies of these reports can also be found on the Task Force website.

#### Legislative Extension of the Task Force

Mr. Laria asked members to refer to the one page draft proposal (included in the handouts) to extend the Task Force on the Future for Growth and Development. Several items that will be considered are the Name, Membership, Charge, and Term.

With regards to Membership – Mr. Lever suggested representation from the State Superintendent at MSDE. Ms. Schmidt-Perkins felt there should be some representation from agencies such as Agriculture, Natural Resources and Business and Economic Development.

Ms. Gardner suggested deleting #3, page 4 of the draft legislation, which reads: Analyze the capabilities of municipal corporations and counties to plan for future growth and development.

Mr. Laria added that members are welcome to make suggestions on their own and would appreciate receiving them within the next couple of weeks.

#### State Development Plan Briefing

Mr. Josephson thanked everyone for their good suggestions and comments that were received at the last meeting. He said suggestions were taken into consideration for incorporation in the Plan. He welcomed more comments and said they definitely helped in looking at what direction needs to be taken with the Plan.

Mr. Josephson referred to the “PlanMaryland” write up (copies distributed in packet) and reviewed its contents.

Mr. Laria said that PlanMaryland is moving forward and outreach efforts are continuing. He advised members that he will continue to come back to them for more suggestions.

Ms. Gardner felt that Mr. Josephson responded to the comments that were suggested by the members. With regards to stakeholders, she encouraged Mr. Josephson to do an online survey not only to stakeholders, but others as well. She also suggested a mailing to people in other counties, including farmers, local people, etc. in order to find out what people think about this. Ms. Gardner also suggested using the internet to do a broader outreach.

Mr. Ratner referred to MDP's website and noted several new items of interest – Smart Growth Success Stories and Twitter giving the ability for visitors to put questions on the website.

Ms. Green suggested information that came out of last year's Listening Sessions could be a good source of information.

The meeting adjourned at 4:10 p.m.